

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Williamsport**

State: **PA**

PJ's Total HOME Allocation Received: **\$6,777,086**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 30				
% of Funds Committed	94.46 %	94.47 %	24	92.63 %	58	61	
% of Funds Disbursed	87.49 %	90.68 %	24	86.67 %	50	49	
Leveraging Ratio for Rental Activities	6.15	5.31	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.68 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.40 %	75.03 %	11	76.19 %	71	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.21 %	82.36 %	11	81.48 %	51	56	
% of 0-30% AMI Renters to All Renters***	31.03 %	37.36 %	20	45.62 %	28	24	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.33 %	1	96.17 %	100	100	
Overall Ranking:			In State: 7 / 30	Nationally: 72	71		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,449	\$20,381		\$28,750	29 Units	11.20 %	
Homebuyer Unit	\$27,415	\$17,510		\$15,714	99 Units	38.40 %	
Homeowner-Rehab Unit	\$14,629	\$16,691		\$21,140	130 Units	50.40 %	
TBRA Unit	\$0	\$5,857		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Williamsport PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,194	\$95,169	\$14,780
State:*	\$106,147	\$44,298	\$16,666
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	82.8	85.9	83.8	0.0	Single/Non-Elderly:	0.0	21.2	20.0	0.0
Black/African American:	17.2	13.1	14.6	0.0	Elderly:	79.3	6.1	33.8	0.0
Asian:	0.0	0.0	0.8	0.0	Related/Single Parent:	13.8	31.3	20.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.4	27.3	14.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.4	14.1	11.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.8	0.0					
ETHNICITY:									
Hispanic	0.0	1.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.0	23.2	41.5	0.0	Section 8:	10.3	0.0 [#]		
2 Persons:	10.3	30.3	30.0	0.0	HOME TBRA:	0.0			
3 Persons:	13.8	16.2	12.3	0.0	Other:	0.0			
4 Persons:	3.4	17.2	6.9	0.0	No Assistance:	89.7			
5 Persons:	3.4	12.1	5.4	0.0					
6 Persons:	0.0	1.0	1.5	0.0					
7 Persons:	0.0	0.0	2.3	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			15	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Williamsport State: PA Group Rank: 72
 (Percentile)
 State Rank: 7 / 0 PJs Overall Rank: 71
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	88.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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